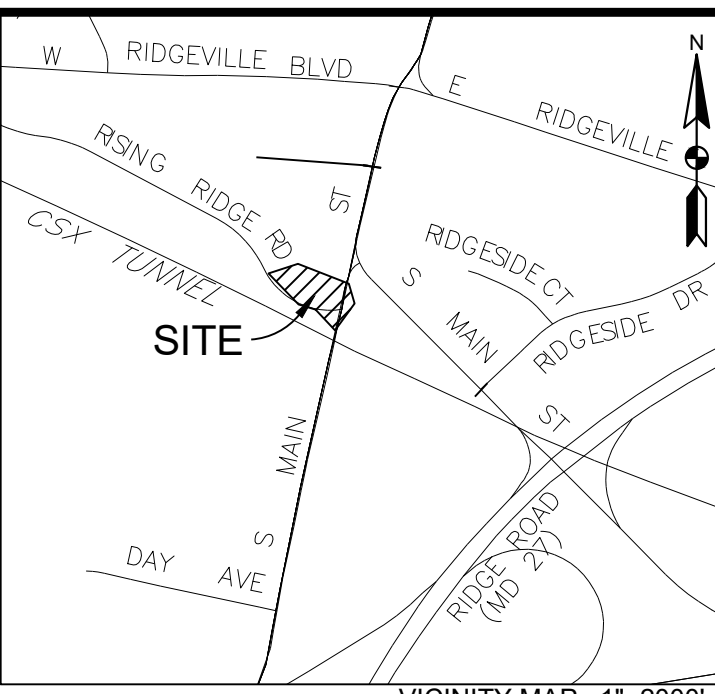


COORDINATES (NAD83-2011)		
NO	NORTHING	EASTING
①	618164.0390	1265010.2782
②	617939.0187	1265246.4260
③	618113.2588	1265313.5838
④	618197.2640	1265301.8256

AREA "B" AND WATER AND SEWER EASEMENT LINE TABLE		
LINE NO.	BEARING	DISTANCE
B1	S77°51'38"E	8.82'
B2	S07°58'04"E	84.82'
B3	S33°04'36"W	94.97'
B4	N01°29'32"E	30.56'
B5	N12°48'20"E	138.33'



EXCHANGE AREA

AREA "A" W.J.K., INC. TO TOWN OF MOUNT AIRY  
AREA "B" TOWN OF MOUNT AIRY TO W.J.K., INC.

SURVEYOR'S CERTIFICATE

I hereby certify that the information shown hereon is correct, that it is a subdivision of the land conveyed by Willard C. VanSant and Geraldine V. S. Hyatt, unto W. J. K., Inc. in a deed dated October 22, 1987 and recorded November 6, 1987 in the Land Records of Frederick County, Maryland in Book 1455 Page 488 and also all of the land conveyed by Frall Developers, Inc., in a deed dated November 13, 2003 and recorded November 18, 2003 in the Land Records of Frederick County, Maryland in Book 4254 Folio 648. Also being part of the lands conveyed by the State Highway Administration of the department of transportation unto The Town of Mount Airy in a deed dated July 9, 1993 and recorded December 13, 1993 in the Land Records of Frederick County.

I further certify that the requirements of the Annotated Code of Maryland, Real Property Book, Title 3, Subtitle 1, Section 3-108, and the requirements of the Frederick County Code Section 1-16-108, and as enacted or amended so far as it may concern the making of this plat.

I hereby certify that these documents were prepared by me or under my responsible charge, and that I am a duly licensed professional land surveyor under the laws of the State of Maryland, License No. 21890, Expiration Date, January 17, 2024.

Zachary M. Mellott Date  
License No. 21890,  
Expiration Date, January 17, 2024.

OWNERS CERTIFICATE

We, W J K, Inc. and The town of Mount Airy, owners of the properties shown and described hereon, consent to and adopt this plan of subdivision, and in consideration of the approval of this plat by the Planning Commission, establish the minimum building restriction lines: and dedicate the street, walk ways, and other easements, to public use, unless otherwise noted on this plat.

We, certify that there are not suits, actions at law, leases, liens, mortgages, trusts, easements, or Rights-of way affecting the property included in this plan of subdivision, except as hereon indicated; and that the requirements of the annotated code of Maryland, Real Property Book, Title 3, Subtitle 1, Section 3-108, and the requirements of the Frederick County Code, Section 1-16-108, and as enacted or amended so far as it may concern the making of this plat and the setting of monuments and markers have been compiled with.

W J K, INC.

DATE

TOWN OF MOUNT AIRY

DATE

To the Clerk of the Court: This plot complies with Section 1-16-7 of the Frederick County Code.

APPROVED
TOWN ENGINEER
DATE
MAYOR
DATE

- GENERAL NOTES
- The site is zoned LC (Limited Commercial)
  - A 6-foot drainage and utility easement is to be reserved along all resulting lot lines.
  - Minimum building restriction lines: 40' front, 40' rear, 20' sides.
  - Future development of this property may require road layback work to be done along previously dedicated road right-of-way.
  - Future access to this property shall be in accordance with regulations in effect at the time of development
  - W J K, Inc. and the Town of Mount Airy have agreed to exchange property to facilitate the construction of a roundabout to relieve traffic congestion along South Main Street and/or Rising Ridge road. Exchange areas are designated as area "A" and area "B" on this plat.
  - Water and Sewer Classification: W-1 and S-1.



A. MORTON THOMAS AND ASSOCIATES, INC.  
CONSULTING ENGINEERS  
700 KING FARM BOULEVARD, 3RD FLOOR  
ROCKVILLE, MD 20850  
PHONE (301) 881-2545 | FAX (301) 881-0814  
EMAIL: AMT1@AMTENGINEERING.COM

DRAWN BY: LW
CHECKED BY: ZM
SCALE: 1"=40'
AMT JOB#: 20-8896.001
DATE
SHEET 1 OF 1

MINOR SUBDIVISION  
LOT 46 & PARCEL 1  
RIDGEVILLE HEIGHTS  
TOWN OF MOUNT AIRY  
EAST SIDE OF SOUTH MAIN STREET  
18TH ELECTION DISTRICT  
FREDERICK COUNTY, MARYLAND